

**Minutes of the Fremington Parish Council Meeting
Held on Monday 6th August 2018 at 7pm at Fremington Parish Hall,
Higher Road, Fremington**

As the Chairman and Vice-Chairman were not present at the meeting nominations for Chairman were called and it was **resolved**, with no votes to the contrary, to elect Cllr Chalmers as Chairman for the meeting.

Present: Cllrs Chalmers (Chairman), S Adams, D Brailey, Mrs J Cann, R Cann, I Crawford, K Groves, Mrs C McCormack-Hole, Ms M Scott and A Rennles
Mrs V Woodhouse, Parish Clerk and Mrs E Badcock, Services Officer
Co-option candidate Mr P Thorn and Mr T Pratt, Acting Chairman, Taw and Torridge Estuary Forum

In Attendance:
9 Members of the public

1808/01 **Apologies**
Cllrs F Biederman, Mrs S Kingdom, Miss L Goodger and B Sherborne.

1808/02 **Declarations of Interest**
Cllr Rennles declared a Personal Interest in Item 1808/26 as a member of Barnstaple Town Council.

1808/03 **Chairman's Announcements**
The Chairman informed members with regret that Mr Mike Watson, who had served on the Parish Council up until about 10 years ago, passed away at the beginning of July and expressed his condolences on behalf of the Parish Council.

1808/04 **To agree the agenda between Part A and Part B (Confidential)**
It was **resolved** to agree the agenda between Part A and Part B (Confidential).

1808/05 **To receive a report from the Police**
None.

1808/06 **Public Participation Period**
Members of the Public raised objections to planning application 65270, they felt it was out of keeping with the area, detrimental to the Conservation Area and Listed Buildings, would cause damage to a native hedge, negatively impact on the community and increase traffic in an already congested and dangerous area. Members of the public raised further concerns about rights of access across the development site for other residents, the lack of parking proposed with the development and the loss of a garage and parking spaces in this area where there is already a lack of parking for residents.

A member of the public was sad to see a lack of Police presence at the meeting and explained that they had experienced further damage to their property and listed buildings which backs onto Riverside Park. He would like protection for his property and safety for those living at the property who could be hurt when the damage is caused to areas of his property. He attributed the damage to balls from the Multi Use Games Area and advised the Council to make its insurance company aware of the damage to his property when the MUGA is transferred to the Parish Council.

A member of the public raised concerns about the inaccessibility of footpaths within the parish to disabled people and those with pushchairs, she felt they should be accessible to everyone and were not at the moment. The accessibility was further hindered by overhanging branches.



A member of the public stated that the island on Church Hill is being moved right outside his window which those responsible for approving had not realised and asked where his privacy is?

The Chairman proposed and it was unanimously agreed to move planning application 65270 forward on the Agenda and after consideration of the co-option.

1808/07 **To approve and sign the minutes of Fremington Parish Council meeting held on Monday 2nd July 2018**

Copies were circulated with the agenda.

It was **resolved**, with no votes to the contrary and two abstentions, to approve and sign the minutes of the meeting on the 2nd July 2018 as a correct record. Cllr Chalmers duly signed the minutes.

1808/08 **To receive and to ratify the decisions there, the minutes of the following Committee meetings**

- Parks & Playing Fields Committee Meeting held on Thursday 28th June 2018
It was **resolved**, with no votes to the contrary, to receive and ratify the decisions therein the minutes of the Parks & Playing Fields Committee Meeting held 28th June 2018
- Finance & Personnel Committee Meeting held on Thursday 28th June 2018
It was **resolved**, with no votes to the contrary, to receive and ratify the decisions therein the minutes of the Finance and Personnel Committee Meeting held 28th June 2018.
- Tews Lane Committee Meeting held on Thursday 28th June 2018
It was **resolved**, with no votes to the contrary, to receive and ratify the decisions therein the minutes of the Tews Lane Committee Meeting held 28th June 2018.
- Fremington Quay Management Committee Meeting held on Wednesday 18th July 2018
It was **resolved**, with no votes to the contrary, to receive and ratify the decisions therein the minutes of the Fremington Quay Management Committee Meeting held 18th July 2018.
- Finance & Personnel Committee Meeting held on Thursday 26th July 2018
It was **resolved**, with no votes to the contrary, to receive and ratify the decisions therein the minutes of the Finance and Personnel Committee Meeting held 26th July 2018.
- Fremington Quay Management Committee Meeting held on Thursday 26th July 2018
It was **resolved**, with no votes to the contrary, to receive and ratify the decisions therein the minutes of the Fremington Quay Management Committee Meeting held 26th July 2018.

1808/09 **Highways issues – update**

Cllr Ms Scott was concerned that the traffic in the area had been really heavy lately and felt road works were badly planned and timed causing traffic to back-up through the parish. Cllr Ms Scott also felt that it took too long for the contractors to complete works to the highways.

Cllr Cann felt that the parish was in a crisis situation which has been imposed by Devon County Council which time and time again has let this parish down in approving the developments and no solutions were being presented.

It was agreed to raise the issues with the County Councillor.



1808/10

Matters to Note (all held in the office unless specified as enclosed)

- Moving Together Devon Ltd – service details (Copy enclosed for Cllrs)
- NDC – Further round of public consultation for emerging North Devon and Torridge Local Plan 5th July to 17th August 2018
- DCC – Temporary Prohibition of through Traffic & Parking – Allenstyle Drive, Yelland, Barnstaple – 3rd September to 7th September 2018
- DCC – Temporary Prohibition of Through Traffic & Parking – Deptford Villas, Sticklepath, Barnstaple – 15th October to 17th October 2018
- Letter from Peter Heaton-Jones MP regarding cost of travel during school holidays (Copy enclosed for Cllrs)
- Letter from Mrs Andrea Scott – closure of Age Concern, Barnstaple

Cllr Ms Scott was disappointed with the response from the MP and did not think it was an appropriate response.

Cllr Rennles felt it was appalling that Age Concern would be closing and it was agreed to draft a response expressing the Council's disappointment at the news.

It was **resolved**, with no votes to the contrary, to note the information.

1808/11

County and District Councillors' Reports - To receive reports from the County Councillor and District Councillors for information only.

Cllr Brailey reported that a cross party working group is looking into ways to enhance the Barnstaple Pannier Market and reviewing how to include toilets in the new market, the roof needs to be repaired and will cost in the region of £200,000 - £300,000. NDC should be able to advise on the new operator of the Leisure Centre in September and it is still on track to start the new centre by the middle of next year. A cross party group is also working on a plan for North Devon for the future and will look over the next 30 years.

Cllr Cann updated members on the success of the plastic free campaign and the trial areas for the three week black bin collections which had been a huge success and NDC would now look at whether to phase in other areas.

1808/12

To receive and consider Applications for Co-option for Fremington/Yelland Ward

Mr Thorn presented to the Council, members considered the application and it was **resolved**, with no votes to the contrary, to Co-opt Mr Peter Thorn to Fremington Parish Council to represent the Fremington/Yelland Ward. The Declaration of Acceptance of Office was signed and delivered.

1808/13

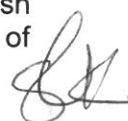
North Devon Council – Planning Applications

North Devon Council, the determining Authority, has asked for comments from this Parish Council on the following planning applications:

It was formally noted that participation of the Councillors who are also members of NDC in both the debate and subsequent vote (in respect of any of the above, were preliminary taking account of the information matters) was on the basis that the views expressed made available at the time to the Parish Council. The District Councillors were reserving their final views on the applications until they were in full possession of all the relevant arguments for and against

65270 Proposal: Demolition of existing garage & erection of new dwelling
Location: Land adjacent to Higher Road, Fremington, Barnstaple
Applicant/Agent: Mr N Gillett

It was **resolved**, with no votes to the contrary, to recommend REFUSAL. The proposal will have an adverse impact on the Conservation Area, it is over intensification of the site and will negatively impact on the amenity of the adjoining properties. The proposed development is in an area that already experiences a high proportion of traffic and will add to the traffic issues in the area. The Parish Council would raise concerns with the Conservation Officer about the removal of a hedge in the Conservation Area.



Members of the public were advised to send their representations to the North Devon Council as the Planning Authority and to speak to their District Councillors for the area to ask that the application is called in to planning committee.

1808/14

To receive representations from the Taw and Torridge Estuary Forum following the Council's decision not to renew its membership

The Chairman welcomed Mr Pratt, Acting Chairman of the Taw and Torridge Estuary Forum. Mr Pratt was disappointed to receive the notification that Fremington Parish Council would not be renewing its membership with the Forum and outlined the group's purpose, membership and activities he explained that the group has been involved in several major projects, consultations and codes of conduct for the estuary and that Fremington Parish Council is the only Council bordering the estuary that is not a member of the Forum.

Cllr Cann was the Parish Council's representative on the Forum and explained his reasons for recommending that the Council does not renew its membership and his concerns about lobbying group's joining the Forum. Mr Pratt explained that they are constituted groups that are members and sees no reason why they should not join. Councillor Cann confirmed that he had expressed his concerns and proposed that the Parish Council re-joins the Forum and he would be happy to continue as the Parish Council's representative.

It was **resolved**, with no votes to the contrary and one abstention, to re-join the Taw and Torridge Estuary Forum.

1808/15

To appoint one Councillor to serve on the Parks and Playing Fields Committee

Cllrs Mrs Cann and Adams were nominated for the position and when put to the vote 6 were in favour of Cllr Mrs Cann and 4 Cllr Adams. It was therefore **resolved**, with four votes to the contrary, to appoint Cllr Mrs Cann to serve on the Parks and Playing Fields Committee

1808/16

To appoint five Councillors to serve on the Footpaths Committee and one substitute member

It was **resolved**, with no votes to the contrary, to appoint Cllrs Adams, Groves, Crawford, Chalmers and Cann to the Footpaths Committee and Cllr Thorn as substitute member.

1808/17

To appoint one Councillor to serve on the Tews Lane Committee

It was **resolved**, with no votes to the contrary, to appoint Cllr Thorn to the Tews Lane Committee.

1808/18

To appoint one Councillor to serve on the Fremington Quay Management Committee

It was **resolved**, with no votes to the contrary, to appoint Cllr Adams to the Fremington Quay Management Committee.

1808/19

To receive update on delegated decision from the Clerk, in consultation with Cllrs Chalmers and Rennles, in relation to the management of the Multi Use Games Area and consider the adoption of the Multi Use Games Area on the former Army Camp Development Site, Riverside Park

It was **resolved**, with no votes to the contrary, to suspend Standing Orders to allow a member of the public to speak.

The member of the public explained that balls were coming over the wall from the Multi Use Games Area on Riverside Park and damaging her property which includes listed structures, the damage has been reported to the Police but it is an ongoing issue.

It was **resolved**, with no votes to the contrary, to reinstate Standing Orders.

Members were concerned that accepting the adoption of the MUGA would be an ongoing liability for the Parish Council and it was **resolved**, with two votes to the contrary, to organise a site visit with the Working Party, developer and planning officer to discuss the issue of damage to the adjoining property and not to adopt until the options to protect the property have been explored further. It was further **resolved** to invite Cllr Thorn to the meeting.

The Clerk and Cllrs Chalmers and Rennles reported that they had investigated the LTA Entry System and should the Council adopt the MUGA they have agreed that the entry system should be installed and will provide the most effective management of the site.

1808/20 **To consider request from the developer for wording on the signage for the Multi Use Games Area**

It was **resolved**, with no votes to the contrary, to defer consideration of this item.

1808/21 **To consider consultation on the content of the Terms of Reference for the North Devon District Council Community Governance Review of North Devon Council Area**

It was **resolved**, with no votes to the contrary, to note the information.

1808/22 **To consider consultation for the proposal for Devon and Cornwall Police to merge with Dorset Police**

Cllr Cann reported that the Fire Authorities merge had been a success and felt this could free up resources.

Cllr Mrs Cann reported that she had received a presentation as a District Councillor and felt this seemed like a positive move.

Cllr Groves was concerned that this could include an increase for the tax payer as indicated on a recent survey form.

Members were concerned that little information had been within the public domain relating to the consultation and did not feel they had been provided with enough information.

After discussion about the lack of publicity surrounding the consultation it was **resolved**, with three votes against and one abstention, that the Parish Council has not received enough information to fully comment on this consultation and to support the proposed merge subject to it demonstrating that there will be financial savings that will be re-directed towards frontline Police. It was further **resolved** to pass on the Parish Council's concerns about the lack of consultation to DALC.

1808/23 **To receive and consider correspondence relating to trees and boundary between Griggs Field and Griggs Gardens**

The information was circulated and the request for works to be undertaken to the trees and gully was considered. It was noted that the gully to the rear of Griggs Garden is due for clearance. Members did not feel this changed the Parish Council's position on the management of the protected trees and hedgerow and it was **resolved**, with no votes to the contrary and two abstentions, to only support works to trees for safety reasons.

1808/24 **Request for Council support to press DCC for additional funding to provide extra cuts along the Tarka Trail throughout the year (item requested by Cllr Groves)**

It was **resolved**, with no votes against and one abstention, to press DCC for additional funding to provide extra cuts along the Tarka Trail throughout the year.

1808/25 **To consider items to raise at the next DALC Committee Meeting and AGM**
Members had already expressed that they would like Cllr Chalmers to raise the Devon and Cornwall Police's proposed merge with Dorset Police with DALC.

1808/26 **To consider formal request to consider by September 2018 a funding contribution towards the seven month short-term agreement from April 2019 and an annual funding contribution towards a five-year agreement to run from the expiry of the seven month agreement for the North Devon Record Office**
Members considered the request along with the Parish Council's contributions to date and the request for information on a future business case for the Record Office.

It was **resolved**, with no votes to the contrary and one abstention, to delegate this item to the Clerk in consultation with the Chairman of the Finance and Personnel Committee with a view to supporting and establishing the business case.

Cllr Groves left the meeting at 9pm.

1808/27 **North Devon Council – Planning Appeal Decision**
The Planning Inspectorate has advised that the following Appeal has been DISMISSED:

Appeal Ref: APP/X1118/D/18/3192819

Appeal by: Mr Capner, Capner Property Developments Ltd

Application Ref: 63999

Proposal: Alterations to the existing wall/gate to the front to provide vehicle access and parking to the rear of the site

Location: Old School House, Bickington Road, Bickington, Barnstaple

It was **resolved**, with no votes to the contrary, to note the information and to ask Planning Enforcement to investigate works undertaken to date.

1808/28 **North Devon Council – Planning Applications**
North Devon Council, the determining Authority, has asked for comments from this Parish Council on the following planning applications:
It was formally noted that participation of the Councillors who are also members of NDC in both the debate and subsequent vote (in respect of any of the above, were preliminary taking account of the information matters) was on the basis that the views expressed made available at the time to the Parish Council. The District Councillors were reserving their final views on the applications until they were in full possession of all the relevant arguments for and against

64921 Proposal: Extension to building & conversion from sports changing room facilities to sports & community centre with two apartments
Location: Tews Lane Sports & Community Centre, Tews Lane, Bickington, Barnstaple
Applicant/Agent: Fremington Parish Council

It was **resolved**, with no votes to the contrary, to make no comment on the application as the Parish Council is the applicant.

It was noted that a valid planning consent did exist on the site dating back to 2003 and only half of the approved development had been built.

65053 Proposal: Change of use of detached ancillary living accommodation (the annexe) to one dwelling house
Location: Yellafor End, Springfield Road, Bickington, Barnstaple
Applicant/Agent: Mr & Mrs Pye

It was **resolved**, with three votes to the contrary, to recommend REFUSAL. Support would have only been given as ancillary accommodation and not a separate unit of accommodation, approval of this application would set a precedent and create an access issue.

65083 Proposal: Extension & alterations to dwelling (amended plans)
Location: 24 Park Avenue, Sticklepath, Barnstaple
Applicant/Agent: Mr E Fisher

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbouring properties.

65123 Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of removal of 2 Ash trees and selective crown reduction of 1 Oak
Location: 91 Yelland Road, Fremington, Barnstaple
Applicant/Agent: Mr B Huxtable

It was **resolved**, with no votes to the contrary and one abstention, that the Parish Council would only support this application if it was in the interest of good tree management.

65152 Proposal: Extension to dwelling
Location: Sylvan, Tews Lane, Bickington, Barnstaple
Applicant/Agent: Mr & Mrs Watson

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbouring properties and the development being of an appropriate size and scale for the site.

65163 Proposal: Conversion of garage to living accommodation
Location: 25 Coopers Drive, Roundswell, Barnstaple
Applicant/Agent: Mr D Wallin

It was **resolved**, with no votes to the contrary, to recommend APPROVAL.

65188 Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of lopping of tree to a height of approximately 12ft
Location: Land to the rear of 3A Springfield Road, Bickington, Barnstaple
Applicant/Agent: Mr Williams

It was **resolved**, with no votes to the contrary and two abstentions, that the Parish Council would only support this application if it was in the interest of good tree management.

65195 Proposal: Extensions & alterations to dwelling together with extension to garage
Location: 73 Yelland Road, Fremington, Barnstaple
Applicant/Agent: Mr N Foster

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the design and scale being of an appropriate size of the site.



65220 Proposal: Change of use of the land to equestrian together with erection of a stables, store & tack room
 Location: Top Paddocks, Lower Yelland Farm, Yelland, Barnstaple
 Applicant/Agent: Mr & Mrs M Corlett

It was **resolved**, with no votes to the contrary and on abstention, to recommend REFUSAL. This is further encroachment on a highly visible site and the Parish Council would like to see a comprehensive development plan for the area.

65216 Proposal: Demolition of existing garage & erection of new garage together with loft conversion with erection of dormer window
 Location: 83 Yelland Road, Fremington, Barnstaple
 Applicant/Agent: Mrs S La Masurier

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbouring properties.

65261 Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of crown lifting & reduction of 2 Oak trees
 Location: Oakcroft, 95 Yelland Road, Fremington, Barnstaple
 Applicant/Agent: Mrs S Milburn

It was **resolved**, with no votes to the contrary, that the Parish Council would only support this application if it was in the interest of good tree management.

1808/29

North Devon Council – Planning Decisions

North Devon Council, the determining Authority, has APPROVED the following applications with conditions as filed:

58527 Proposal: Approval of detail in respect of discharge of Conditions 4 (sewerage), 5 (land contamination assessment), 6 (contamination remedial strategy), 17 (construction management plan), 20 (show house parking), 27 (tree protection/arboricultural method statement), 30 traffic management) attached to outline planning permission 55479
 Location: Glenwood Farm, Old Bideford Road, Roundswell, Barnstaple
 Applicant/Agent: Redrow Homes

62010 Proposal: Approval of details in respect of discharge of Conditions 3 (roof tile), 4 (ecology – construction method statement), 5 (landscape & ecological management plan), 8 (surface water drainage), 10 (construction management plan), 12 (highways – details) & 13 (highways – construction programme) attached to planning permission 60854
 Location: Glenwood Park, Plot 2, Old Bideford Road, Roundswell, Barnstaple
 Applicant/Agent: Redrow Homes

64904 Proposal: Approval of detail in respect of discharge of Conditions 4 (construction environment management plan), 7 (surface water drainage), 8 (road and footpaths), 12 (construction management plan) & 14 (noise bund construction) attached to planning permission 63553 (residential development for 59 dwellings, open space, landscaping, infrastructure & all associated development (amended details)
 Location: Glenwood Park Phase 3, Old Bideford Road, Roundswell, Barnstaple
 Applicant/Agent: Redrow Homes

64951 Proposal: Extension & alterations to dwelling
 Location: Milchester Lodge, Hopperstyle, Bickington, Barnstaple
 Applicant/Agent: Simon Dovell

- 64987 Proposal: Variation of Condition 2 (approved plans) attached to planning permission 63535 (demolition of existing & erection of new community building with Parish Council offices) to allow a variation of design
Location: Beechfield Centre, Beechfield Road, Fremington, Barnstaple
Applicant/Agent: Woodward Smith Chartered Architects
- 64992 Proposal: Application for a non-material amendment to planning permission 62783 (construction of 44 open market & affordable dwellings, including associated highways, drainage & landscaping) to allow plot substitution for one house type, removal of ornamental chimneys & a variation in external finish at Phase 2
Location: Land adjacent Mead Park, Bickington, Barnstaple
Applicant/Agent: Wainhomes (SW) Holdings Ltd
- 65011 Proposal: Extension to building to provide a larger kitchen for café at the Fremington Quay Café
Location: Fremington Quay, Fremington, Barnstaple
Applicant/Agent: RGP Architects
- 65032 Proposal: Details (affordable housing scheme, onsite open space & management company) required by S106 agreement signed in conjunction with planning permission 63553 (residential development for 59 dwellings, open space, landscaping, infrastructure & all associated development (amended details))
Location: Phase 3 Glenwood Farm, Roundswell, Barnstaple
Applicant/Agent: Redrow Homes Ltd
- 65059 Proposal: Application for a non-material amendment to planning permission 53147 (residential development of 277 dwellings with associated public space, affordable housing, recreational facilities, landscaping & access following the demolition of existing buildings & the refurbishment of 2 former military buildings for community uses) in respect of northern footpath
Location: Former Fremington Army Camp, Hill Top, Fremington, Barnstaple
Applicant/Agent: Barratt Homes
- 65092 Proposal: Application for a non-material amendment to planning permission 63468 in respect of amended design for apartment unit on Plot 109/110
Location: Land adjacent to the B3233, West Yelland, Barnstaple
- 65093 Proposal: Application for a non-material amendment to planning permission 63468 in respect of use of materials
Location: Land adjacent to the B3233, West Yelland, Barnstaple
Applicant/Agent: Barratt Homes
- 65199 Proposal: Application for a non-material amendment to planning permission 64378 (reserved matters application for erection of 61 dwellings (outline planning permission 63356) in respect of change to house types
Location: Land west of Mead Park, Bickington, Barnstaple
Applicant/Agent: Boyer

It was **resolved**, with no votes to the contrary, to note the information.

1808/30

Councillors Questions

Cllr Mrs Cann asked about the maintenance of the bus shelters in Bickington (by Magdala and North Lane) and if steps could be taken to clean them. The Clerk will report to DCC.

Cllr Ms Scott asked if the new bus stop by the entrance to Mead Park has disrupted the traffic. The answer was not known.

1808/31

It was **resolved** that under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following items as they involve the likely disclosure of confidential information.

PART B

1808/32

To consider draft leases and licence for the community facilities at the former Fremington Army Camp (Riverside Park)

Members considered the information circulated prior to the meeting and it was **resolved**, with no votes to the contrary, to delegated progression and negotiations to the Clerk in consultation with the Working Party and the Chairman of the Finance and Personnel Committee.

1808/33

Close

There being no further business the meeting closed at 9.37pm.

Signed



Dated

10.9.18